(i) 4200 plots were developed in various areas of U.T. of Delhi.

(ii) 568 residential plots were allotted by way of alternative allotment as well as by auction under the scheme of large scale acquisition & Disposal of Land, Rules, 1961.

(iii) In Rohini Residential Scheme allotment-cum-demand letters to 5287 registrants who were declared successful in draw of lots held on 28-9-1987, were issued during the year 1988.

(iv) In Kingsway Camp Redevelopment Scheme, 35 developed plots of 80 Sq. Yds. were allotted.

(d) Housing units constructed 5614 and allotted 10404.

(e) One.

(f) Rs. 78.68 crores.

Cases of encroachments and land grabbing in Delhi

3175. DR. MOHD. HASHIM KIDWAI : Will the Minister of URBAN DEVELOPMENT be pleased to state the number of cases of encroachments and land grabbings in Delhi detected during the last three years alongwith details of remedial measures taken by Government in this regard ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH) : The information is being collected and will be laid on the Table of the Sabha.

Cost escalation in construction of flats by Paryatan Vihar Coop Group Housing Society

3176. SHRI ATAL BIHARI VAJPAYEE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that Paryatan Vihar Coop. Group Housing Society Ltd. was allotted by DDA sometime back two plots of land for constructing of 515 dwelling units for its members;

(b) whether it is also a fact that the original estimated cost of the above housing project at the time of floating of tenders/award of work was about Rs. 550 lakhs;

(c) whether it is also a fact that due to defective planning execution quantity deviation and other irregularities in the functioning of the Society, the original estimated cost of the Housing Project has already crossed over Rs. 700 lakhs; and

(d) if so, the reasons and justification therefor with the clear-cut comparative statement of the originally estimated quantity of the items, cost, quality and specification of the job work/item which have actually been carried out/used in each type of flats on completion thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) Yes, Sir.

(b) to (d) These are matters which are within the jurisdiction of the General Body of the Society. The information received from the Society in this regard is given as below:

The Society was allotted two plots of land measuring 6.083 acres and 2.500 acres at Patpar Ganj- (Chilla-Dhallupura) by Delhi Development Authority in 1984 for construction of 515 dwelling units for its members.

The original estimated cost of the housing project was extimated Rs. 5.10 crores on the basis of the accepted tender.

Subsequently, on the specific desire of the members as also as was decided in the General Body meeting

held on 19-4-87 many earlier specifications were upgraded/added like mosaic/flooring in two categories of flats instead of ordinary cement flooring other than in bath-room, kitchen and toilet, use of white marble stone flooring in kitchen, toilet and bathroom in all the categories of the flats, use of glazed tiles even in LIG (A type of flat) economically weaker section-Janta (AA type of flat-one room set), outer grit wash for the entire building consisting of all the flats in lieu of ordinary plaster, steel grills for all windows, steel grilling for the balconies, provision for fixing of fly-proof shutter for all the flats, provision for central T.V. Anetna, provision for individual 'Syntex Tank' for each flat of 500 litre capacity instead of common overheld R.C.C tanks, provision for deep tube-well for constant water supply (apart from municipal connection), underground storage tanks with booster-pump house, Electrical Sub-station and connected DESU charges for laying cables etc.

Apart from this, there has been statutory increase in labour cost which was payable to the contractor by the Society in terms of the contract, statutory increase in materials like steel, electrical, copper wires, glazed tiles, RCC pipes, doors and grills, sanitary wares etc. had to be paid by the Society in terms of the Contract which was unavoidable.

In view of the above the cost escalation has occurred. The Project is still under construction and the final cost will be known on its completion only. The latest estimated cost of Project as estimated by Society's Architect is Rs. 6.91 Crores which approximately works out to be Rs. 162/-per sq. ft. and which by all standards with the prevailing price level has been considered to be most economical.

It may be appreciated that escalation in cost of flats is only for the above mentioned reasons and it is sympathically denied that this has been due to defective planning, execution, deviation in quantity or other irregularities as stated.

Even the auditors appointed by the Registrar Coop. Soc. which audited the accounts of the Society have not pointed out any irregularity in the execution/purchase of materials etc.

In view of the position explained above, the comparative statement and original estimated cost, quantity etc. and the revised cost is not required to be furnished.

Reports of the Committees on functioning of Paryatan Vihar Group Housing Society

3177. SHRI ATAL BIHARI VAJPAYEE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that in order to have the proper functioning and executing the prestigious housing project of 515 flats at an estimated cost of about Rs. 5.5 crores, Paryatan Vihar Group Housing Society constituted two Committees in the year 1986 and 1987;

(b) whether the above Committees have submitted their Reports to the Society; and

(c) if so, the broad recommendations of the said Committee (s) with action taken on each of the suggested recommendations by the Managing Committee of the Society to Safeguard the interests of its Members?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) to (c) The information asked for concerns the General Body of the Society. The information furnished by the Society in this regard is given in the enclosed Statement.(*See* below) The Registrar of Cooperative Societies has intimated that no complaints have been received in his office in this regard.